

SEND TAX NOTICE TO:

(Name) Charles Jensen

(Address) 6104 Crowne Falls  
Parkway  
Birmingham Ala 35244

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED: JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Seven Thousand Five Hundred and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Calvin Patrick and wife, Carolyn Patrick; and Joyce Patrick, a single woman  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles Jensen and Karen Jensen

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A FOR LEGAL DESCRIPTION.

Subject to restrictions, easements and rights of way of record.

07/18/1997-22691  
02:32 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this

day of July, 19 97

WITNESS:

(Seal)

(Seal)

(Seal)

Calvin Patrick (Seal)  
Carolyn Patrick (Seal)  
Joyce Patrick (Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Calvin Patrick, Carolyn Patrick and Joyce Patrick whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of July, A. D., 19 97

Virginia W. Brantley  
5-20, 000

Notary Public

Inst # 1997-22691

EXHIBIT "A"

Commence at the SW corner of the NE 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 East; thence run Easterly for 330.79 feet; thence 90 degrees 00 minutes left run Northerly for 426.69 feet to the southerly R/W of Shelby County Road #42 and the Point of Beginning; thence 66 degrees 28 minutes 33 seconds right run Northeasterly along said R/W for 60.0 feet; thence 87 degrees 40 minutes 50 seconds right run Southeasterly for 1432.85 feet; thence 41 degrees 54 minutes 40 seconds left run Southeasterly for 224.33 feet; thence 90 degrees 00 minutes left run Northeasterly for 161.08 feet to the 397 contour of Lay Lake; thence (run Northeasterly along said contour the following described courses) 79 degrees 20 minutes 29 seconds right run 26.1 feet; thence 4 degrees 21 minutes 28 seconds left run 26.9 feet; thence 26 degrees 25 minutes 20 seconds left run 50.50 feet; thence 10 degrees 04 minutes 12 seconds left run 50.84 feet; thence 10 degrees 56 minutes 46 seconds left run 51.53 feet; thence 7 degrees 05 minutes 09 seconds left run 34.25 feet; thence 6 degrees 05 minutes 24 seconds left run 168.88 feet; thence 13 degrees 32 minutes 51 seconds right run 47.50 feet; thence 31 degrees 20 minutes 53 seconds right run 54.23 feet; thence 26 degrees 19 minutes 22 seconds right run 32.11 feet; thence 20 degrees 25 minutes 44 seconds right run 27.21 feet; thence 23 degrees 55 minutes right run 36.29 feet; thence 25 degrees 26 minutes 55 seconds right run 30.64 feet; thence 13 degrees 05 minutes 14 seconds right run 60.41 feet; thence 9 degrees 31 minutes 01 seconds right run 60.07 feet; thence 5 degrees 43 minutes 29 seconds left run 60.07 feet; thence 1 degree 52 minutes 05 seconds left run 60.25 feet; thence (leaving said 397 contour) 94 degrees 47 minutes 27 seconds right run Northwesterly for 114.97 feet; thence 90 degrees 03 minutes 37 seconds left run Southwesterly for 180 feet; thence 89 degrees 56 minutes 37 seconds left run Southeasterly for 75.00 feet to the 397 contour of Lay Lake; thence 119 degrees 11 minutes 10 seconds right run along said contour a chord distance of 153.51 feet; thence 65 degrees 25 minutes 20 seconds right run Northwesterly for 555.93 feet; thence 41 degrees 54 minutes 40 seconds right run 1458.36 feet to the Point of Beginning.

LESS AND EXCEPT property as described in deed recorded in Inst. No. 1996-26969 in Probate Office of Shelby county, Alabama.

Also a 30 foot easement for ingress and egress the centerline of which is described as follows:

Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 East; thence run Easterly along the north line thereof for 702.35 feet; thence 90 degrees 00 minutes right run Southerly for 1006.48 feet to the center of an end of Wallace Drive and the Point of Beginning; thence 120 degrees 08 minutes 48 seconds left run Northeasterly along the center of an existing chert road for 182.96 feet; thence 4 degrees 35 minutes 47 seconds left run Northeasterly for 139.47 feet to the end of said 30 foot R/W and the Beginning of a 60 foot R/W, 30 feet on each side of the following described centerline; thence right 98 degrees 34 minutes run Southeast 30.26 feet; thence 41 degrees 54 minutes 40 seconds left run 512.05 feet; thence 94 degrees 40 minutes left run Northeast for 281.51 feet to the Point of Ending.

According to Thomas E. Simmons, LS# 12945, dated June 20, 1995.

Inst. # 1997-22691

07/18/1997-22691  
02:32 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
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